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# 1289 GRANDPA'S Trail, Highlands East, Ontario K0M 1X0

## Listing



**1289 GRANDPA'S Tr Highlands East**  
**Active / Residential Freehold / Detached**

MLS® #: **X12122069**  
 List Price: **\$798,000**  
 New Listing



1 / 50

### Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$3,854.86/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **4**  
 Legal Desc: **PT LT 2-3 CON 3 Glamorgan PT 5 & 6 19R5403 (Balance of legal in REALTOR Remarks)**

Style: **2 Storey** Rooms Rooms+: **11+1**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **2(1+1)**  
 Link: **No** SF Range: **1100-1500**  
 Storeys: **2.0** SF Source:  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **130.00** Fronting On: **W**  
 Lot Depth: **265.00**  
 Lot Size Code: **Feet**

Zoning: **LSR**  
 Dir/Cross St: **From Kinmount or Gooderham follow Highway 503 to Irondale Road to Chimo Drive to Grandpa's Trail to SOP**

PIN #: **392700139** ARN #: **460190100020910** Contact After Exp: **No**  
 Holdover: **0**  
 Possession: **TBD** Possession Date:

Kitch Kitch + Island YN: <b>No</b>	Exterior: <b>Wood</b>	Utilities: <b>Hydro</b>
Fam Rm: <b>No</b>	Drive: <b>Other</b>	Water: <b>Other</b>
Basement: <b>Yes/Partial Basement, Unfinished</b>	Garage: <b>No</b>	Water Inc: <b>Lake/River</b>
Fireplace/Stv: <b>No</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Meter:
Fireplace Feat: <b>Living Room</b>	Drive Pk Spcs: <b>6.00</b>	Waterfront Feat: <b>Waterfront - Deeded Access</b>
Interior Feat: <b>Central Vacuum, Propane Tank, Water Heater Owned</b>	Tot Pk Spcs: <b>6.00</b>	Waterfront Struc:
Heat: <b>Forced Air, Propane</b>	UFFI: <b>No</b>	Well Capacity:
A/C: <b>Yes/Central Air</b>	Pool: <b>None</b>	Well Depth:
Central Vac: <b>Yes</b>	Room Size:	Sewers: <b>Septic</b>
Apx Age: <b>6-15</b>	Energy Gener: <b>Generator-Wired</b>	Special Desig: <b>Unknown</b>
Elevator: <b>No/None</b>	Rural Services:	Farm Features:
Retirement: <b>No</b>	Security Feat: <b>Smoke Detector</b>	Winterized: <b>Fully</b>
Property Feat: <b>Hospital, Waterfront</b>		
Exterior Feat: <b>Awnings, Deck, Privacy, Year Round Living</b>		
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Concrete Block</b>		
Soil Type:		
Water Name: <b>Salerno Lake</b>		
Waterfront Y/N: <b>Yes</b>	Waterfront: <b>Direct</b>	Waterfront Frontage (M): <b>130.00</b>
Water Struct:	Easements/Restr: <b>Easement</b>	
Water Features: <b>Waterfront - Deeded Access</b>		
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Not Subject to HST</b>
Access To Property: <b>Private Road, Seasonal Municip Rd</b>		
Shoreline: <b>Mixed, Shallow</b>	Shoreline Exposure:	
Shoreline Road Allowance: <b>Owned</b>		
Docking Type: <b>None</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Lake, Trees/Woods</b>	Lot Shape:	Lot Size Source: <b>GeoWarehouse</b>

### Remarks/Directions

Client Rmks: **Quality is what your first impression will be here at Salerno Lake. Originally constructed and finished in 2011, it is a meticulously maintained 3 bedroom, 2 bath fully winterized cottage located just outside of Irondale Ontario with 4 season, private road access. The cottage is unique with its barn style roof and 2 storey design and has a very nice flow through the main floor KT/LR/DR area including a walkout to the front deck that stretches across the entire lake side of the cottage. It comes fully furnished top to bottom so all you need is the key and your groceries! A full unfinished basement with 6' ceiling houses all the utilities and the laundry room but a lot of storage as well. The lot is fully treed with very easy access off Grandpa's Trail level to the large parking area at the back of the cottage. From the cottage the lot is landscaped to the deck and dock on the lake and also features a great area for kids to play, erect a volleyball net perhaps or use the horseshoe pits already there, oh and this is where the lakeside campfire area is too! The lot is very heavily treed from the water and dock so passers by in boats can't openly view you or your activities. Last, Salerno Lake is approximately 4 km long, has fabulous fishing with walleye, bass and muskie and provides lots of ATV and snowmobiling opportunities as well. IMPORTANT NOTE: this is very much a cottage environment and shouldn't be considered as a year round residential area mainly due to the roads accessing the cottage and their rugged nature. A 4x4 or AWD vehicle will be required for any winter access and it is not a short drive in on the 4 season part of the road.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

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## Rooms

MLS® #: X12122069

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.66 M X 3.35 M	12.00 Ft x 10.99 Ft		
Dining Room	Main	3.35 M X 2.13 M	10.99 Ft x 6.98 Ft		
Living Room	Main	5.74 M X 3.35 M	18.83 Ft x 10.99 Ft		
Foyer	Main	3.58 M X 2.84 M	11.74 Ft x 9.31 Ft		
Other	Main	1.57 M X 0.94 M	5.15 Ft x 3.08 Ft		
Primary Bedroom	Second	5.77 M X 3.4 M	18.93 Ft x 11.15 Ft		
Bedroom	Second	3.35 M X 2.79 M	10.99 Ft x 9.15 Ft		
Bedroom	Second	3.35 M X 2.79 M	10.99 Ft x 9.15 Ft		
Office	Second	3.63 M X 1.83 M	11.90 Ft x 6.00 Ft		
Laundry	Basement	4.88 M X 2.44 M	16.01 Ft x 8.00 Ft		
Bathroom	Main			2	
Bathroom	Second			3	

MLS® #: is X12122069

Property Type is 'Residential Freehold'

Found 1 result in 0.02 seconds.